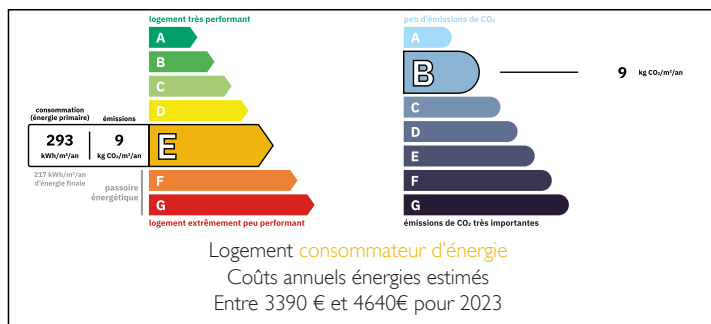


House with approximately 240m of living space, comprising 5 bedrooms and 1 separate studio, set on 2,860m



ENERGY - DPE



INFORMATION

Town:	BRANTOME
Department:	Dordogne
Bed:	5
Bath:	5
Floor:	240 m2
Plot Size:	2786 m2

IN BRIEF

Large house with approximately 214m² of living space, adjoining studio of 26m², adjoining barn with 70m² of floor space, in a hamlet less than 6km from Brantôme in Périgord.

This property offers numerous possibilities.

The main house with its 5 bedrooms, 3 bathrooms, 1 shower room, 5 WC and 2 fitted kitchens is designed so that it can be divided into 2 separate dwellings.

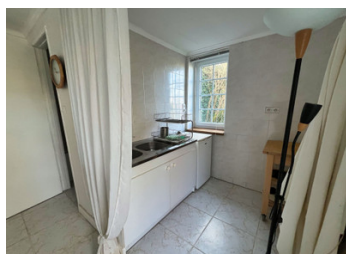
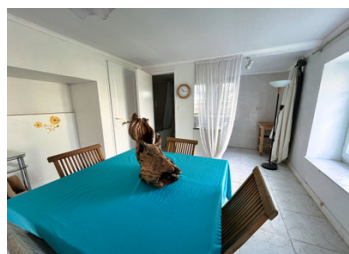
The first dwelling has a large living room, open kitchen, office, shower room (recently renovated), and one bedroom on the ground floor. Upstairs, there are two bedrooms, one of which is en suite (with bathroom), a separate bathroom, and an office/bedroom (less than 9m²).

The second apartment has a spacious entrance hall, a living room, a fitted kitchen, and a bathroom on the ground floor, and a large bedroom upstairs.

The 26m² studio is attached to the house...

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Less than 6km from Brantôme in Périgord, the green Venice of Périgord, this beautiful property is located in a peaceful hamlet surrounded by greenery. Ideal as a vacation home for a large family, it could also become a comfortable primary residence or a small vacation rental business.

The main house

Ground floor

Living room with open-plan fitted kitchen, wood stove 55m²

1 bedroom 16m²

1 shower room 5m²

1 office 15m²

1 TV lounge 15m²

1 bathroom 4m²

1 second fitted kitchen 10m²

1 dining room with wood stove 19m²

Upstairs

Overlooking the living room, a mezzanine 16m²

1 en-suite bedroom with bathroom 15m² and 3m²

1 bedroom 9m²

1 office/bedroom 7m²

1 bathroom 3.5m²

1 large bedroom 25m²

The studio

living room with kitchen area measuring 23 m²

Bathroom measuring 3 m²

Plans available on request

The house is heated by two wood-burning stoves and electric radiators.

The central heating system is already in place (formerly oil-fired), so a heat pump can be easily installed.

The house is equipped with a CMV, fiber optic connection, double glazing throughout, and roller shutters.

The septic tank is non-compliant; a study has been carried out with a supporting estimate.

LOCAL TAXES

Taxe foncière: 2300 EUR

Taxe habitation: EUR

NOTES